

C. STATE OF UTAH HOUSING POLICY

The Policy

It is declared to be the policy of the state of Utah to promote the general welfare of its citizens; it is therefore necessary to remedy the acute shortage of decent, safe, and sanitary dwellings for families of medium and low-income by making adequate provision of housing for persons of medium and low-income, for elderly persons of medium and low-income, for veterans of medium and low-income who are unable to secure decent housing and, during limited periods, housing for disaster victims.

To address homelessness, the State designates the modified decentralization of homeless facilities as a top priority, which is to say the priority for addressing homelessness in Utah will be to develop transitional and permanent housing for families who would otherwise be homeless.

The provision of safe and sanitary dwelling accommodations at rents or prices which persons of medium and low-income can afford will materially assist in developing more desirable neighborhoods and alleviating the deleterious effects of poverty in this state.

The purposes of this policy are to meet these problems by providing low-cost housing for medium and low-income persons and to encourage cooperation between political subdivisions, thereby making low-cost housing facilities available in all areas of the state.

It is in the public's interest to utilize the broad financial resources and technical services available to government in cooperation with the ingenuity and expertise of private enterprise to alleviate this lack of safe and sanitary dwellings while stimulating local industry (based on Utah Code Annotated, 9-54-601).

The Principles

This policy of the state of Utah will be met by honoring the following principles:

- 1) The private sector should be the provider of affordable housing. State and local incentives should be used to encourage such development.
- 2) State money should be heavily leveraged.
- 3) State money should be used, whenever possible, as loans instead of grants.
- 4) State money should be spent primarily on housing production, instead of program administration.
- 5) Local government should provide some incentives and financial assistance to those developing affordable housing. State financial and technical aid should be provided to local government when requested.
- 6) State housing programs should maximize opportunities for mixed income developments and for socio-economic diversity in neighborhoods.
- 7) State programs should give priority to needs of very low and low-income persons, and special needs populations considered low-income after their income is adjusted according to the cost of their special needs.

- 8) New, large unit, multi-family construction should be emphasized whenever possible based on economic feasibility and effectiveness.
- 9) The governing word for State housing policy shall be “partnership” and, in all situations practicable and possible, state resources will be used in partnership to promote affordable housing.
- 10) The State shall commit some resources to the provision of adequate training and technical assistance to Utah’s local government, quasi-governmental, and non-profit housing providers.
- 11) The State recognizes a significant barrier to development of affordable housing is the lack of capacity of non-profit housing providers and shall provide resources and develop partnerships to build the capacity of these organizations.

The Resources

The State will take advantage of the following resources to meet the policy:

- 1) The State’s Community Development Division has the responsibility to aggressively pursue every federal resource that will help achieve the State’s policy.
- 2) The State of Utah, Division of Community Development will administer all state-supported programs. The Division has the responsibility to capably manage every housing resource made available by executive recommendation and legislative appropriation, in accordance with the state housing policy and associated principles.
- 3) Housing resources available through the federal tax code are to be administered by the Utah Housing Finance Agency. The Agency has the responsibility to aggressively pursue and capably administer these resources in conformity with the state housing policy.
- 4) The State has an obligation to partner with local government to meet local government’s fair share of responsibility for Utah’s affordable housing needs.
- 5) The State recognizes the resources of the non-profit sector of Utah’s economy, and will use State resources in partnership with non-profits to meet Utah’s affordable housing needs.
- 6) The major Utah housing provider is and should continue to be the private sector; State resources will be used in affordable housing partnerships with the private sector to meet Utah’s affordable housing needs.
- 7) The State recognizes the sovereignty of tribal government within the state and will promote partnerships with the Tribes to meet Utah’s affordable housing needs.
- 8) To provide Utahns with affordable housing, the State will partner with quasi-governmental agencies whose mission includes housing, partnering with local government to strengthen public housing authorities, partner with redevelopment agencies, and other relevant quasi-governmental entities.